

088.0

0001

0033.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

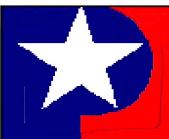
556,000 / 556,000

USE VALUE:

556,000 / 556,000

ASSESSED:

556,000 / 556,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		WOODSIDE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MOORE ERIK P	
Owner 2:	
Owner 3:	
Street 1: 26 WOODSIDE LANE	
Street 2:	

Twn/City:	ARLINGTON	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER				
Owner 1: KENNEDY JOHN R & ERINN -				
Owner 2: -				
Street 1: 26 WOODSIDE LANE				
Twn/City: ARLINGTON				
StProv: MA Cntry:				
Postal: 02474				

NARRATIVE DESCRIPTION				
This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.				

OTHER ASSESSMENTS				
Code	Descrip/No	Amount	Com. Int	

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8030		Sq. Ft.	Site		0	70.	0.785				Topo	-5					439,499						439,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		8030.000	116,500			439,500	556,000				55745
											GIS Ref
											GIS Ref
											Insp Date
											11/08/18

 Total Card / Total Parcel  
 556,000 / 556,000  
 556,000 / 556,000  
 556,000 / 556,000

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 11/08/18  
 !7152!
**USER DEFINED**

Prior Id # 1:	55745
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	05:06:46
PRINT	
LAST REV	
Date	Time
04/30/19	15:41:11
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY JOHN R	34934-109		2/28/2002		255,000	No	No		
PRETORIUS JOHAN	30911-589		11/30/1999		195,000	No	No		
CROSS DARTHEA	25682-471		9/26/1995		154,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/19/2012	509	Re-Roof	5,000						11/8/2018	MEAS&NOTICE	BS	Barbara S
									1/9/2009	Meas/Inspect	189	PATRIOT
									5/20/2002	MLS	MM	Mary M
									6/19/2000	MLS		
									1/19/2000	Mailer Sent		
									1/19/2000	Measured	277	PATRIOT
									9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

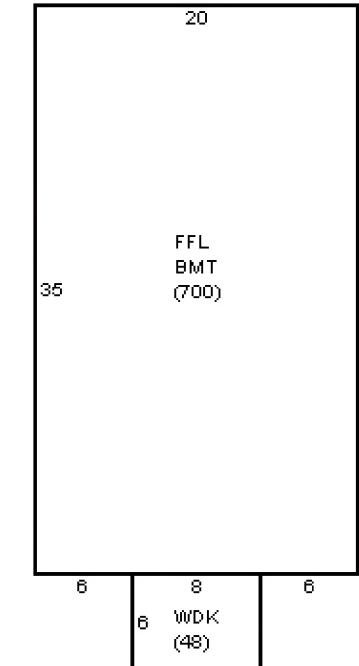
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF=BMT SINK.

**SKETCH**

20

35

35

6

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	4 - Below Avg.
Insulation:	5 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	31%
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Functional:		%
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Economic:		%
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Special:		%
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Override:		%
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Total:	31%
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**CALC SUMMARY**

Basic \$ / SQ:	100.00
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Size Adj.:	1.35000002
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Const Adj.:	0.94070596
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Adj \$ / SQ:	126.995
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Other Features:	60500
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Grade Factor:	1.00
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NBHD Inf:	1.00000000
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NBHD Mod:	
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LUC Factor:	1.00
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Adj Total:	168787
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Depreciation:	52324
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Depreciated Total:	116463
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**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	127.00
Special Features:	0		Val/Su Net:	94.10
Final Total:	116500		Val/Su SzAd:	166.43

**PARCEL ID**

088-0-0001-0033.A

Total:

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

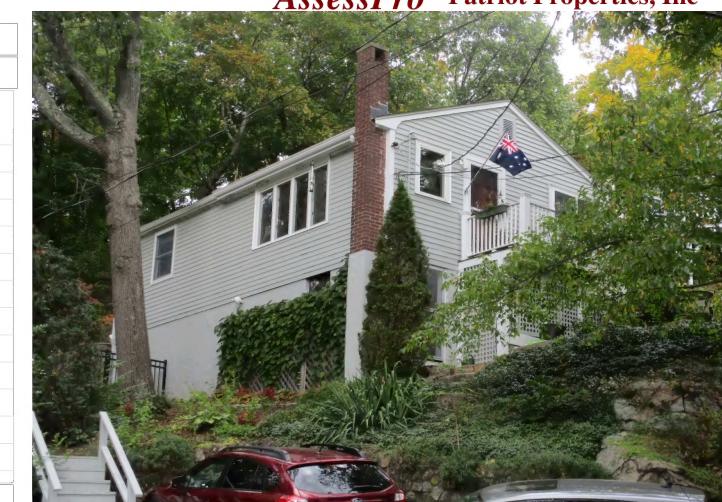
Total Yard Items:

Total Special Features:

Total:

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	700	127.000	88,897					
BMT	Basement	490	38.100	18,668	BMT	70			
WDK	Deck	48	15.050	722					
Net Sketched Area:		1,238	Total:		108,287				
Size Ad	700	Gross Area	1448	FinArea	700				

**IMAGE**

**AssessPro Patriot Properties, Inc**